



Development Services Department

October 25, 2010

Tim Jones
458 E. J Street
Chula Vista, CA 91910

Subject: DRC-10-15, 368 Roosevelt, APN 568-450-16-00


Dear Mr. Jones:

On October 25, 2010, the Zoning Administrator considered and approved the above referenced application. Attached please find the Notice of Decision documenting the Zoning Administrator's action and listing the conditions of approval. Please note Condition I.1 that requires you to sign and return one copy of the notice to acknowledge your acceptance of the conditions of approval.

You have the right to appeal any conditions of approval to the City Council. This office must receive a completed appeal form, along with a deposit amount of \$7,004.00 within 10 days of the date of this letter. Forms are available from the Development Services Department. In the absence of said appeal, the decision of the Zoning Administrator is final.

If you have any questions or concerns about this matter, please call me at (619) 409-5883.

Sincerely,


Caroline Young
Planning Division
Assistant Planner

Attachment: Notice of Decision

cc: Zoning Administrator



ZONING ADMINISTRATOR
NOTICE OF DECISION

Date: October 25, 2010
Applicant: Espanada CV, LLC
Case No.: DRC-10-15
Address: 368 Roosevelt Street
Project Planner: Caroline Young

Notice is hereby given that on October 25, 2010, the Zoning Administrator considered Design Review Permit (DRC) application (DRC-10-15), filed by Espanada CV, LLC ("Applicant"). The Applicant requests a DRC to develop a 0.4-acre site with four one story duplex units. The duplex units would be moved onto the site and arranged as one duplex (2 units) and a sixplex (6 units). All of the units would be 700 square feet and contain one bedroom. The Project is located at 368 Roosevelt Street ("Project Site") and is owned by Urbana CV LLC ("Property Owner"). The Project Site is zoned Apartment Residential (R3) with a General Plan designation of Transit Focus Area (TFA). The Project is more specifically described as follows:

The existing duplexes are currently located on an adjacent parcel at 355 H Street. The existing duplexes are proposed to be removed from the existing location and placed on the proposed site at 368 Roosevelt Street. The eight units are located within two buildings, a six (6) unit building, which will be located lengthwise at the middle of the property, and a two (2) unit building, which will be located widthwise along the rear of the property. In order to enhance the existing elevation, additional enhanced elements, such as new front porches will be added to each unit. Other site improvements include twelve (12) parking spaces, landscaping, six-foot high cedar fence, trash enclosure, and enhance paving located at the front driveway entrance and in front of the trash enclosure. Landscaping will consist of a 15-ft area at the front of the property with four large trees and shrubs along with the decorative paving to enhance the front entrance. Vines and ground cover will be provided within the parking lot area. Trees, shrubs, and ground cover will be provided amongst the meandering sidewalk in front of each unit entrance with a circular enhanced paving area with a planter placed in the center of it, provided near the rear of the site. Each unit will have their own private open space located in their front porch and rear yards areas for a total of 1,680 square feet of private open space for all units. There will also be a total of 5,725 square foot of public open space located elsewhere throughout the site.

The proposed duplex unit consists of a stucco building with an "Indus" color, stucco trim with a "squeaky green" color, window frames with a "white vinyl" color, and a composite shingles roof with a "sandstone" color. The proposed sixplex unit consists of a stucco building with each duplex having their owner colors with a "flourishing, prodigy,

or poco” color, stucco trim with a “sticklepod, dialed in, or magic eye” color, window frames with a “white vinyl” color, and a composite shingles roof with a “sienna blend” color which will complement the other colors on the duplex building

The following Project Data Table shows the development regulations along with the applicant’s proposal to meet said requirements:

Assessor’s Parcel Number:	568-450-16-00
Current Zoning:	R3 (Apartment Residential)
General Plan Designation:	TFA (Transit Focus Area)
Lot Area:	0.4-acres
PARKING REQUIRED: Parking spaces, broken down as follows: <u>1.5 per one bedroom unit</u> (8 units/1.5) =12	PARKING PROPOSED: Standard Spaces: 11 Disabled: 1 Total = 12
SETBACKS/HEIGHT REQUIRED: Front: 15 feet Side: 5 feet Rear: 10 feet (for one-story structures) Height: 28/45 feet	SETBACKS/HEIGHT PROPOSED: 15 feet 5 feet 10 feet 12 feet

The Environmental Review Coordinator has reviewed the proposed project for compliance with the California Environmental Quality Act and has determined that the project qualifies for a categorical exemption pursuant to Section 15332 of the State CEQA Guidelines. Thus, no further environmental review is necessary.

The proposed project is consistent with the development regulations of the Chula Vista Municipal Code (R-3 Apartment Residential Zone), Design Manual, and Landscape Manual. The Zoning Administrator, under the provisions of Section 19.14.582.G of the Chula Vista Municipal Code, has conditionally approved the project subject to the following conditions:

- I. The following shall be accomplished to the satisfaction of the Development Services Director, prior to issuance of building permits, unless otherwise specified:

Development Services Department:

1. Prior to approval by the City of Chula Vista for the use of the subject property in reliance on this approval, the Applicant/Representative and Property Owner shall execute this document by making a true copy of this letter of conditional approval and signing both this original Notice of Decision and the copy on the lines provided below, said execution indicating that the Applicant/Representative and Property Owner have each read, understood and agreed to the conditions contained herein, and will implement same. Upon execution, the true copy with original signatures shall be returned to the Development Services Department. Failure to return the signed true copy of this document within 30 Days of the effective date herein shall

indicate the Applicant/Representative and Property Owner's desire that the project, and corresponding application for building/grading permits and/or business license, be held in abeyance without approval.

Signature of Applicant/Authorized Representative

Date

Signature of Property Owner

Date

2. Prior to, or in conjunction with the issuance of the first building permit, pay all applicable fees, including any unpaid balances of permit processing fees for deposit account DQ-1631.
3. The colors and materials specified on the building plans must be consistent with the colors and materials shown on the site plan and materials board approved by the Zoning Administrator on October 25, 2010.

Engineering Developments Services/Landscape Architecture:

4. The following fees will be required based on the final Building Plans submitted per the Master Fee Schedule:
 - a. Sewer Capacity Fee
 - b. Traffic Signal Fee
 - c. Development Impact Fees
5. The Applicant shall obtain a construction permit from the Permits Division to perform all work within the City's right-of-way to the satisfaction of the City Engineer, including, but not limited to:
 - a. Removal and replacement of any broken curb, gutter or sidewalk as determined by the Public Works Inspector.
 - b. Removal and replacement of the existing driveway with curb, gutter, and sidewalk
 - c. Construction of driveway per CVCS-1A and 1B. The minimum width of the driveway shall be 24-ft.
 - d. If the existing sewer lateral is vitrified clay pipe, then regardless of its condition, it shall be replaced with PVC.
6. The Applicant shall submit Forms 5500 and 5501 of the Storm Water Manual for review and approval by the City Engineer.
7. Prior to issuance of building permit submit a 'landscape documentation package' for approval to the City of Chula Vista that demonstrates that the landscape associated with this application complies with the City of Chula Vista Landscape Water

Conservation Ordinance, Chapter 20.12 of the Municipal Code. The title sheet of the drawings shall contain a signed statement from the landscape architect as follows: “I am familiar with and agree to comply with the requirements for landscape improvement plans as described in Chapter 20.12 of the Municipal Code. I have prepared this plan in compliance with those regulations. I certify that the plan implements the regulations to provide efficient landscape water use.”

8. The building plans shall show a low water use ground cover planting for turf in the parkways adjacent to Roosevelt Street per the City of Chula Vista Landscape Water Conservation Ordinance.

Conservation and Environmental Division:

9. The Applicant shall develop and submit a “Recycling and Solid Waste Management Plan” to the Conservation Coordinator for review and approval. The plan shall demonstrate those steps the applicant will take to comply with the Municipal Code, including but not limited to Section 8.24, 8.25, and 19.58.340 and meet the State mandate to reduce or divert at least 50% of the waste generated by all residential, commercial and industrial developments. The Applicant shall contract with the City’s franchise hauler throughout the construction and occupancy phase of the project. The “Recycling and Solid Waste Management Plan” features should be identified on the building plans.
10. The Applicant shall prepare a Construction/Demolition Waste Management Plan. The plan shall indicate the steps taken up until occupancy of the building. A performance deposit will be required to be submitted prior to building permit approval.
11. The building plans shall show a trash enclosure that consists of two, four-cubic yard bins one for trash and one for recycling per the Recycling and Solid Waste Planning Manual.

Fire Department

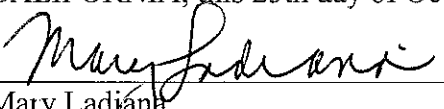
12. The project will require a fire flow of 2,000 gallons per minute for a 2-hour duration (at 20psi).
13. The Applicant shall provide a water flow letter from the applicable water agency having jurisdiction indicating that the above-mentioned fire flow is available to serve the project.
14. Fire Hydrants shall be located no greater than 300 feet apart. The building plans shall show the location of the closest fire hydrant.

15. The building shall be addressed in accordance with the following criteria:
 - 0 – 50 feet from the building to the face of the curb = 6-inches in height with a 1-inch stroke
 - 51 – 150 feet from the building to the face of the curb = 10-inches in height with a 1 ½ -inch stroke
 - 151 feet from the building to the face of the curb = 16-inches in height with a 2-inch stroke
16. The project shall be protected throughout by an approved automatic fire sprinkler system. A separate submittal, to the Fire Department, will be required for the sprinkler system.

II. The following on-going conditions shall apply to the Project as long as it relies upon this approval.

1. The Applicant shall maintain the Project in accordance with the approved plans for DRC-10-15, date stamped on September 14, 2010, which include site plan and architectural elevations on file in the Development Planning Division, the conditions contained herein, and Title 19.
2. All landscaping and hardscape improvements shall be installed and maintained in accordance with the approved landscape plan.
3. Approval of this request shall not waive compliance with all sections of Title 19 of the Municipal Code, and all other applicable City Ordinances in effect at the time of building permit issuance.
4. The Applicant/Representative and Property Owner shall and does hereby agree to indemnify, protect, defend and hold harmless City, its City Council members, officers, employees and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees (collectively, liabilities) incurred by the City arising, directly or indirectly, from (a) City's approval and issuance of this permit, (b) City's approval or issuance of any other permit or action, whether discretionary or non-discretionary, in connection with the use contemplated herein, and Applicant/operator shall acknowledge their agreement to this provision by executing a copy of this permit where indicated below. The Applicant/Representative and Property Owner's compliance with this provision is an express condition of this permit and shall be binding on any and all of Applicant/Operator's successors and assigns.
5. This Design Review Permit shall become void and ineffective if not utilized within thirty-six (36) months from the effective date thereof, in accordance with Section 19.14.600 of the Municipal Code, unless an extension application is submitted within 30-days of the expiration date of October 25, 2013.

APPROVED BY ZONING ADMINISTRATOR OF THE CITY OF CHULA VISTA,
CALIFORNIA, this 25th day of October 2010.



Mary Ladjana
Zoning Administrator